

Legacy On South Main
Community Meeting 1-10-22

Public	Chat Content	CHP Response
Bruce Pencek	How did your traffic projections take into account _other_ sources of traffic on Country Club/Main and Grissom, notably other residential developments? It might not be CHP's narrow responsibility now, but -- since the town doesn't appear to have a serious vision for the south entrance routes into town -- the residents won't be dismissed.	We scope the traffic study with the town of Blacksburg. They provide us a list of any APPROVED adjacent developments (so developments that have been approved but are not constructed) that we need to include. We also take into account a certain element of background growth. No approved developments were required to be included. Also noted on Page 2 of the traffic study, 2% per year background growth was utilized to project existing volumes to the development build out year. As each new development comes in, that developer and their traffic consultant will be asked to do the same thing.
Bruce Pencek	As a pedestrian, I'd welcome simply seeing someone clear snow from the sidewalks along the triangular parcel.	Thank you for bringing snow removal around the corner parcel to our attention. We'll make sure to work out the details in the MOU with the Town. Snow clearing on public roads would be the Town's obligations and CHP would handle cleaning snow on any lands we control or own.
Bruce Pencek	I liked 2 in order to leave space for bikers who can't be accommodated by the street	We are moving ahead with a plan to have a 2' grass strip and a 7' sidewalk approved with our rezoning.
David Kingston	How long will it take for the trees to reach 60 feet?	We are told they grow at about 24" a year; most of the mature trees shown as the buffer in the drawings are existing and will remain.
David Kingston	Is the row of trees between the property and homes on Mateer Circle shown on the plan currently there? How high are these trees?	It is shown. We have surveyed the trees and they are between 65' - 74' in height.
David Kingston	Is a bike lane on Country Club an option?	This would be a question for the Town.

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David Kingston	Will the apartments be available to students?	No, fulltime students are not eligible per federal regulations they unless fall within the exemptions discussed (Student receives TANF assistance, was in foster care, enrolled in the Job Training Partnership Act, single parents if not dependents, married couple entitled to file joint taxes)
David Schabdach	The main concern preciously expressed at the meeting in December is the size of the project (number of units) being too many for this location. Most attendees at the December meeting support low income housing but in the way that the property is appropriately zoned. If project costs are driving the request for the zoning exception, perhaps the land is overpriced and not the best investment for low income housing.	All of the land in Blacksburg is comparably priced as it is a desirable place to live and the market has driven up land prices. An alternative location in Blacksburg would have the same cost considerations. In fact, given current macroeconomic conditions, this is true fairly consistently throughout the U.S.
David Schabdach	December 8th was the last day of classes at VT and the beginning of exam week. Not a normal time for student activity to claim "in person" classes for the traffic study.	The second traffic count completed on Dec 8 was not mandated, but was done to verify the first study. VT classes were in session that day and students remained in town for mandatory exams.
David Schabdach	It sounds like a decision has already been made to approve the rezoning exception and that we are now being asked to provide input on a done deal. Is that the case? It seems like many concerns are not being addressed or are simply being avoided.	
Douglas Ling	How many parking spaces are there going to be?	121 spaces
Douglas Sterk	When was the traffic study done?	December 8, 2021
Douglas Sterk	In the proposal, you mentioned that this development would bring in tax revenue to the Town. What is your projection for that amount?	Based on our estimates, the Town's portion of stabilized annual real estate taxes should be between \$10,000-\$12,000.
Douglas Sterk	Most pine trees grow 1 to 2 ft/year	Yes, that is in line with the information we have.
Douglas Sterk	Do you have a perspective of the property from the south looking north?	Yes. It is was shown as slide #7 in the presentation.

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Douglas Sterk	Does this house have historical value to it? In the proposal it was stated that the Slusher's and I think also Pritchard's lived there. Anyway it was two people that have buildings named after them on campus.	It is not listed as a historic structure.
Douglas Sterk	There are also already dead pine trees in the tree line in the back of the property. Will those get replaced right away? I can share pictures on this chat if there is a way to do it. Many of the pine tree are already missing in the line of trees.	Dead trees will be removed and new trees put in their place in accordance with the proffer statement.
Douglas Sterk	Why don't you place this building but in reality the building you wanted to build, right on the 5+ acres of land that is for sale next to Cedar Point on South Main St. Cedar Point is of similar construction and density. It is not really an existing residential community. There is direct access to Main St. and even better access to 460 business. It is also closer to the CRC.	The 5 acre site referenced is not walkable to any retail, services or schools. It is also 0.75 miles from the closest bus stop. These factors do not make it desirable for affordable housing. From a development perspective, the property has steep topography on both sides which slope down to a stream, which runs through the middle of the property. The steep topography would require extensive fill and the stream would require significant buffers.

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Elaine Jenkins	<p>How is the money in the reimbursement fund for landscaping for the 4 adjacent homes divided? Is there an allotted amount per homeowner or is it first come first serve? What is the total dollar amount that will be set aside for the fund?</p>	<p>Note: the funds described below are coming from CHP to support our own mission and will not be taken from the funds for the development of this project. FROM THE PROFFERS: During the period of time from the Project's receipt of a building permit, until eighteen (18) months after the receipt of said building permit for the Project, should any landowner sharing a common property line with the Project's eastern property line desire to install additional landscape screening on their property in order to increase the overall landscaping buffer between the Project's boundary and their property, the Applicant will reimburse such owner(s) the cost of such screening, up to a maximum of Three Thousand Dollars (\$3,000.00) in the aggregate, regardless of the number of landowners desiring a reimbursement; and provided that receipts for the expenses incurred in purchasing and installing such screening are delivered to Applicant by the abutting landowner(s) within eighteen (18) months of the approval of the Applicant's building permit for the proposed building. In no event shall the Applicant be obligated to reimburse greater than \$3,000 in the aggregate, and should the requests received within eighteen (18) months of the approval of the Applicant's building permit for the proposed building exceed this amount, then each owner shall receive a pro-rata share of these funds.</p>
Elaine Jenkins	<p>With regard to the landscaping reimbursement fund, I thought that your most recent revisions said there was a specific dollar amount that would be used on a first come first serve basis? - So one homeowner could put in landscaping before their neighbors and use the entire fund. Could you clarify since I don't have access to the document right now?</p>	<p>The offer is not first-come, first-served and is available to any land owner sharing a common property line with the Project's eastern property line.</p>

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Elaine Jenkins	Did your second traffic study take into consideration that it was done the week of Tech's reading day, which means that many students had already left town or had no need to go to class that week. Many professors don't hold class the days prior to reading day, so even though Tech was in session, it wasn't fully in session.	The second traffic count completed on Dec 8 was not mandated, but was done to verify the first study. VT classes were in session that day and students remained in town for mandatory exams.
Elaine Jenkins	The renderings in your new elevations there is a long black "strip" along the sidewalk. Is that the flat ground, a berm, a line of bushes, a wall...It is difficult to tell. Could you clarify?	The black strip is a graphical representation of the ground elevation in front of that portion of the building.
Elaine Jenkins	Why isn't it possible for you to increase the setback along Country Club Drive an additional 10 feet to allow for any future traffic bottleneck that may occur? That way you would be planning for the future of the entire community since you know that the congestion will only increase at that intersection - no matter what the traffic study shows now.	If the setback were to be increased it would force the building to get taller or for all the units to decrease in size. It became a trade-off between height, unit size, and setbacks. We heard overwhelmingly that height was a concern so we made that the priority.
Elaine Jenkins	I believe your amended application says that bicyclists are not allowed on the sidewalks in Blacksburg. How do you plan to insure the safety of your residents who bike? I realize the town would have to determine what road improvements are done, but do you feel that you should provide some additional land for that safety issue to be addressed in the future?	We work with the Town's right of way and planners to implement their standards. Country Club presently has no bike lanes but biking on the sidewalk is allowable by the Town (all sidewalks except Downtown) and South Main has bike lanes. We expect that our future residents will comply with the bike laws in Blacksburg which promote safety.

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Elaine Jenkins	<p>With regard to occupancy numbers and density, I would like to know what maximum occupancy is for each apartment? You keep referring back to not wanting to violate federal rules. There has to be a way to determine how many persons can live in a 2 bedroom or 3 bedroom apartment and convey that to the public. Are there not certain town ordinances or safety ordinances with regard to that?</p>	<p>Town occupancy ordinances do not apply to PRD zoning, but we have proffered that the maximum unit occupancy be a family, plus two persons unrelated to the family. This is consistent with what is allowed in the surrounding zoning. The “industry standard” for maximum household members is usually 2 per bedroom plus 1. So the maximum for a 2 BR is usually five and a 3 BR is seven, but it will not exceed 2 unrelated per unit. For reference, of the six multifamily properties we have in Blacksburg/Christiansburg (317 2-3 BR units), the average household size is 2.6. Of those households, 97% of the residents in those units are head of household, co-head of household, spouse, or dependent. Only 3% have a relationship to the Head of Household that is "other" (e.g. unrelated)</p>
Elaine Jenkins	<p>You have a “future land use” visual in your amended application. Did that come from the town’s comprehensive plan? If not, could you tell us the source? I noticed that all of the homes going north that front Main Street from the proposed development are shown as medium density. Has the town already bought those residential homes? Or is it being assumed that these homeowners/property owners are going to rezone their property?</p>	<p>That graphic is from the Town's Future Land Use Map and the Town can provide details.</p>
Elizabeth Fine	<p>How many people will this building accommodate?</p>	<p>The breakdown of # of bedrooms (2 or 3) is TBD based on future market and need studies. For reference, of the six multifamily properties we have in Blacksburg/Christiansburg (317 2-3 BR units), the average household size is 2.6. Rounding to 3 people per unit, a rough estimate would be 168 people total.</p>

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Elizabeth Fine	How many people will live in Legacy?	The breakdown of # of bedrooms (2 or 3) is TBD based on future market and need studies. For reference, of the six multifamily properties we have in Blacksburg/Christiansburg (317 2-3 BR units), the average household size is 2.6. Rounding to 3 people per unit, a rough estimate would be 168 people total.
Elizabeth Fine	How many feet are there between the building and South Main Street?	Approximately 20' between the building and the South Main Street sidewalk at the closest point. The specified setback is 10' from the property line.

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Erik Leuschner	How do you determine that the applicant is not "hiding" income?	<p>CHP does have several practices in place that helps mitigate these occurrences:</p> <ol style="list-style-type: none">1. There is an income minimum to show that someone can afford the rent, which encourages the reporting of income.2. We have a multilayer review process of the application to help pick up on red flags – employers listed on credit report that is not reported on application, receipt of SS if absent parent of a child is deceased, etc.3. Our forms ask questions that can help reveal “hidden” income. If an adult household member reports zero income we have a form that asks how items are purchased (internet, clothes, cleaning supplies, gas and insurance for vehicles, cigarettes, cell phones, etc.).4. Review of deposits into a checking account. We make sure the amount of deposits do not exceed reported income and if so the applicant has to put in writing the source of the deposits and if needed we will count that as income.5. All of our forms have the Title 18 statement warning applicants of the penalties of willfully and knowingly giving false information.6. CHP has staff who take classes on detecting fraud in affordable housing which influence our policies to help deter and detect fraud.
Erik Leuschner	Kathleen - The TOB has decided that increased density is the path they want take. You can pull their study of the town page.	

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Greg Jenkins	<p>Your new application stated that the occupancy allowed would be a Family plus 2 unrelated persons. Will 1 unrelated person per bedroom also be allowed? Also, what is the maximum number of residents allowed in a 2 bedroom apartment and in a 3 bedroom apartment? For example, would a family of 4 plus 2 unrelated persons be allowed in a 3 bedroom apartment?</p>	<p>This will be a Property Management decision that will be in compliance with our proffers and rezoning application. The "industry standard" for maximum household members is usually 2 per bedroom plus 1. So the maximum for a 2 BR is usually five and a 3 BR is seven, but it will not exceed 2 unrelated per unit. For reference, of the six multifamily properties we have in Blacksburg/Christiansburg (317 2-3 BR units), the average household size is 2.6. Of those households, 97% of the residents in those units are head of household, co-head of household, spouse, or dependent. Only 3% have a relationship to the Head of Household that is "other" (e.g. unrelated).</p>
Heather Nicholson	<p>Please explain why money will be reimbursed for existing neighbors to plant and enhance their properties out of an investment fund that creates low income housing</p>	<p>There are often costs that may be perceived as "above and beyond" the project scope but are sometimes necessary to assimilate with the community, ameliorate negative impact from construction, and ultimately make a successful affordable housing community that helps us meet our mission.</p>
J.C, Hassall	<p>I don't see that you've answered any of Kathleen Arceneux's concerns. Would you pls do that? Also, what will the rent be?</p>	<p>The tax credit program maintains affordable rents by setting the maximum rent at 30% of the maximum income associated with the designated set aside for the unit. Program maximum gross rents (before subtracting utilities) for 2 Bedrooms can range from \$538/month to \$1,436/month. Those rent ranges are for 30% income units all the way to 80% income units. Program maximum gross rents (before subtracting utilities) for 3 Bedrooms can range from \$621/month to \$1,658/month. Those rent ranges are for 30% income units all the way to 80% income units.</p>
Jan McGilliard	<p>Who would be responsible for maintaining the grassy strips?</p>	<p>The 2' landscape strip between the Country Club road a new 7' sidewalk will be maintained by the Town of Blacksburg. The supplemental open space will be maintained by CHP.</p>

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John Grant	Per Town Code, please review the purpose of the Planned Residential District (PRD) and discuss why you feel that this project qualifies.	We have submitted, as part of our rezoning, a rezoning justification. That is available on the Town of Blacksburg website.
John Grant	As one of the proposes of PRD, what opportunities will your development work provide for new approaches to home ownership?	CHP has a Homeownership Department that provides realty services and homebuyer counseling and education opportunities throughout the New River Valley. CHP Homeownership, CHP Property Management, and CHP Resident Services will work with the Legacy community to identify (via rent payment history) households who may be ready to consider homeownership, provide the coaching and education to prepare them for homeownership, and help them find and purchase affordable for-sale inventory within the Town.
Joseph Childers	Thank you for bringing this project to Blacksburg and considering the needs of the entire community that works here and not just wealthy homeowners.	
Julene Rice	Is there a qualification to have employment in Blacksburg?	No, we are not permitted to restrict occupancy to persons working in the Town of Blacksburg.
Julene Rice	What date was the new traffic count taken?	December 8, 2021
Julia Wharton	Do you have any short term and long term statistical data (from other CHP Projects) of what happens to property values when an apartment complex of this size (on such a small parcel) is built in a single family home neighborhood?	We do not have that statistical data from CHP's portfolio, but recommend utilizing the research library from Housing Forward Virginia to learn more: https://housingforwardva.org/tools-resources/research/
Kathleen Arceneaux	I have a Ph.D. in Environmental Design and Planning. This development is completely out-of-synch with nearly all aspects of the neighborhood. Dense, low-income housing — resembling Soviet workers'-block housing, is well-known to be undesirable compared to smaller-scale, more dispersed housing such as Habitat for Humanity does. Low-income housing is needed in Blacksburg. But not this design, in this location. The project is too large and is misplaced in the proposed location.	

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Kathleen Arceneaux	This project is much too large for its neighborhood context in nearly all respects, including worsening the bottleneck that already exists at the S. Main and Country Club intersection. Would CHP consider revisiting the proposal and greatly reducing the size, and dispersing their low-income housing opportunities in various other areas in Blacksburg?	Spreading density into several smaller scattered-site developments would result in increased operating and development costs that would prevent us from effectively addressing the significant affordable housing need in Blacksburg. Additionally, it would result in an inability to provide comprehensive onsite management, maintenance, and service enrichment needed to ensure a well-maintained, safe, and engaged community.
Kathleen Arceneaux	Thank you Marissa Wharton. Habitat for Humanity has a wonderful model for providing for low-income residents, with housing dispersed in neighborhoods. There are abundant historical examples of the drawbacks of dense, low-income housing, rather than diverse and integrated neighborhoods. This is the wrong project in the wrong place. Does CHP intend to revisit the research and rethink their contributions to our town — as being positive rather than negative?	See response re: density above. The Habitat for Humanity model is owner-occupied single-family development and not a comparison to the multifamily rental housing we are proposing. To meet the Town's affordable housing needs, there needs to be both single-family development and multifamily rental development. CHP's Homeownership service line does also work with the Town to do single-family scattered site development.
Kathleen Arceneaux	I have a Ph.D. in Environmental Design and Planning. The Habitat for Humanity model is very successful, and yes, it does work. Conversely, there are multiple examples of why high-density, low-income housing is far from optimum — for residents, and neighborhoods. Does CHP intend to do adequate research on the features of humane and successful low-income housing?	Spreading density into several smaller scattered-site developments would result in increased operating and development costs that would prevent us from effectively addressing the significant affordable housing need in Blacksburg. Additionally, it would result in an inability to provide comprehensive onsite management, maintenance, and service enrichment needed to ensure a well-maintained, safe, and engaged community.
Kathleen Arceneaux	Do you intend to post links to the “statistically proven” research you’ve cited? So that neighborhood residents can verify?	We recommend utilizing the research library from Housing Forward Virginia to learn more: https://housingforwardva.org/tools-resources/research/
Kathleen Arceneaux	I am familiar with the TOB study. It does not adequately address the likely results of such high-density housing in a long-established and historic neighborhood.	

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Kathleen Hancock	My major concern still remains the impact of the development on traffic on Country Club. I know that Blacksburg has already signed off on the traffic analysis and your conclusion what the development will have miniman impact on Country Club and the intersection of Country Club and S. Main. I want to bring two facts to your team. First, although the traffic count was perfomed on Dec 8 and had a total number of vehicles less than the one performed on April 22, the AM peak number of vehicles was 165 vs 144 which is a 15% increase. Thus, the analysis that as performed with the initial data under-represents the impact. Second, westbound Country Club was model with two lanes, one for the left turns and one for the through-right. Although the approach at the the signal does have two lanes, 40 ft. fromt he intersection, the road narrows to a single lane and the three cars turning left effectively negates the second lane. As a result, the delays and queue lengths are also under-represented in the analysis.	FIRST POINT RESPONSE: While the traffic count from April 22 was 144 for the westbound approach of Country Club Drive, that was prior to making any adjustments for COVID. What was used in the actual analysis of the signal was an approach volume of 170 under existing conditions (Figure 4 in the traffic study). The December 8 counts would not be increased to account for COVID, therefore, the initial data was still conservative. SECOND POINT RESPONSE: In the study, the approach was only modeled as a two-lane approach for 25 feet in addition to a short taper length. Therefore, the delays and queues were modeled accurately.
Kathleen Hancock	Will there be any kind of barrier between the two streets and the doors from the building that would protect children from running into traffic?	We can certainly look into this. We haven't seen this as a planning concern at the moment but we would want to do anything reasonable to protect our residents.
Kathleen Hancock	My concern is related to safety of children.	The health and safety of our residents is a top concern. Having onsite staff is one way to stay vigilant around safety. Also, research shows that moving three or more times a year has been associated with an increase in chronic health conditions in children, and they may also be less likely to have consistent health insurance coverage. Providing affordable and stable housing greatly impacts the health and wellness of the children living in CHP communities.

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Kathleen Hancock	If the curb is providing 2 additional feet, can you consider doing 2 feet more with 2 ft grass and 5 ft sidewalk. That would allow space for a bike lane	We work with the Town's right of way and planners to implement their standards. Country Club presently has no bike lanes but biking on the sidewalk is allowable by the Town (all sidewalks except Downtown) and South Main has bike lanes. We expect that our future residents will comply with the bike laws in Blacksburg which promote safety.
Kim Strahm	You can read more about the student restrictions here www.preferredcompliance.com/post/what-are-student-rule-restrictions-for-affordable-housing	
Kim Strahm	Here's the link David referenced https://housingforwardva.org/toolkits/affordable-housing-101/myths-of-affordable-housing/	
Kim Strahm	Here's the volunteer link www.communityhousingpartners.org/legacyvolunteer	
Laura Croft	www.communityhousingpartners.org/legacyvolunteer	
Marissa Wharton	I agree with Kathleen - this project is not the right way to approach low income housing in Blacksburg. This is not the right use of this land.	
Marissa Wharton	You reduced the height but the number of units and parking spots remained the same. How is that "whittling it down" Am I missing something?	This change was made to address comments received about the property's appearance from the street and the surrounding community.
Olivia	Surrounding homes in this area have historic property value and the design of this complex will decrease that value.	
Paul Gohlke	I disagree with the answer to the earlier traffic question. When all the residents try to exit the parking lot onto CC Drive at 8 am it's impossible not to have massive congestion. Have you considered the massive traffic overflow onto other nearby streets like Marlinton?	This is a question for the Town of Blacksburg.

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Paul Gohlke	Your sidewalk drawings don't account for the stone wall on the opposite side of CC Road, which contribute to the bottleneck when trying to turn on Main St. Whatever 9ft sidewalk option you pick, that stone wall is still there	This is a comment, so no response is required. However, if there is an issue with that side of the road, it's a problem for the Town to address.
Paul Gohlke	How long will construction take?	Construction will take 18-20 months from the time we break ground.
Richard Mitchell	How many units would you lose if took off one floor all the way around?	The number of units estimated during the meeting was 12. After reviewing the floor plan, the correct answer is 17 units.
Richard Mitchell	Is there a reason not make fence taller - and also to make it a sound barrier as well?	We don't anticipate a need for a sound barrier. The wall is being put in place to keep vehicle lights from shining into nearby homes and yards, and a 4 foot wall will work for that. We are also considering a 6' wall closer to the playground and sport court.
Richard Mitchell	Why not increase the setback on Country Club to allow for the substandard condition of Country Club drive to be addressed?	If the setback were to be increased it would force the building to get taller or for all the units to decrease in size. It became a trade-off between height, unit size, and setbacks. We heard overwhelmingly that height was a concern so we made that the priority.
Richard Mitchell	Could the façade at the top of the building be a gable roof style roof system to blend in more with the residential community?	This change would add a significant amount of height to the building. As such, we decided against that path.
Richard Mitchell	Are you concerned about safety with how close the corner of the building is to Country Club Drive?	We are able to pull from our 45 years of experience to ascertain if aspects of a property pose a safety concerns. This proposed location and street proximity is not a concern, but we will of course have safety measures and policies in place through responsible property management practices.

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Richard Mitchell	The application on line still references a 49 height. I thought Mark said the highest point is 39 feet?	The land drops around 10-15 feet from one end to the other. We took advantage of this grade change to lower the height on one end and half-bury the building on the other end. Doing so gave us a 39'-49' height range above ground elevation. The overall building height reduction with respect to the surrounding area is 10'.
Richard Mitchell	The 49 feet reference is on the Arnold Design Studio on the west elevation from S Main Street. Please address.	The land drops around 10-15 feet from one end to the other. We took advantage of this grade change to lower the height on one end and half-bury the building on the other end. Doing so gave us a 39'-49' height range above ground elevation. The overall building height reduction with respect to the surrounding area is 10'.
Richard Mitchell	How much time to plan to allocate this discussion versus the significant questions and concerns being raised?	
Richard Wharton	How long do the resident qualification restrictions last?	There is a 30-year federally mandated restriction with the tax credits, but our zoning proffers are to preserve this housing as affordable in perpetuity. Additionally, CHP's mission is to provide affordable housing so our common practice is to put the project back through the LIHTC program upon 30-year exit.
Richard Wharton	30 years is not that long. After the resident qualifications are no longer restricted, can this become student housing?	There is a 30-year federally mandated restriction with the tax credits, but our zoning proffers are to preserve this housing as affordable in perpetuity. Additionally, CHP's mission is to provide affordable housing so our common practice is to put the project back through the LIHTC program upon 30-year exit.
Riley Schmitt	I think that it would be cool to have the passive landscape with some incorporated art sculptures	We are looking at this as an option
Rodney Allen	How many total bedrooms are there?	142
Rodney Allen	Doesn't there need to be a higher fence, for both sound and security purposes for our backyards?	Trees and landscaping serve as great sound attenuation. We do not foresee a security concern from our development but we understand that homeowners are able to install fences on their land with a fencing permit.

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Stephen Grieco	How much annaul \$ (in the form of revenue to CHP from an endowed charitable fund from the community) would it take to reduce the density by 16 apartments and work with your overall operating budget?	At 40 units, we estimate an initial development shortfall of \$1.65 million and we need to make up \$128,700 annually which must be placed in escrow, up-front, for the 30-year duration of our first mortgage.
Stephen Grieco	While the town did not require this in your traffic studies, can someone comment on the combined traffic impact of Legacy, MidTown, and the other developments in this part of town? Logic would suggestion that streets like Grissom, Palmer, Ardmore, and Landsdowne will see increased traffic from new and existing residents trying to avoid the busier Country Club intersection.	This is a question for the Town of Blacksburg.
Stephen Grieco	If you reduced the density to 40 apartments, what would the annual operations costs be per apartment?	\$6,155 per unit
Stephen Grieco	What will be the approximate average rent per apartment be (average across all apartment sizes?)	The tax credit program maintains affordable rents by setting the maximum rent at 30% of the maximum income associated with the designated set aside for the unit. Program maximum gross rents (before subtracting utilities) for 2 Bedrooms can range from \$538/month to \$1,436/month. Those rent ranges are for 30% income units all the way to 80% income units. Program maximum gross rents (before subtracting utilities) for 3 Bedrooms can range from \$621/month to \$1,658/month. Those rent ranges are for 30% income units all the way to 80% income units.
Stephen Grieco	Will you designate a number of apartments for seniors? If so, please explain the eligibility criteria?	There are not any units designated and restricted to seniors, but that does not mean that they are restricted from living at the property.
Susan Ledford	We are being asked to vote as if this project is a done deal. I will not vote on this issue as it is not a done deal.	

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Terry Brizendine	CHP owns property in the Nellies Cave area with more than enough land to build this project and is still as accessible and walkable to amenities, shopping, business, work, etc which you state is important. Why would you not build on this site? Please provide an answer of specific reasons you would not use this site?	That land is very rocky and steep and would be difficult to develop multifamily rental housing such as the proposed project. Our CHP Homeownership department did a feasibility study and found that the topography would be more suitable for single-family development which will be a future consideration. As a note, we are regularly looking at land all over Southwestern VA for additional multifamily development opportunities.
Terry Brizendine	There is no bike lane on Country Club drive. How will so many bikes manage?	We work with the Town's right of way and planners to implement their standards. Country Club presently has no bike lanes but biking on the sidewalk is allowable by the Town (all sidewalks except Downtown) and South Main has bike lanes.
Terry Brizendine	In what forum will you provide answers to the numerous unanswered questions in the chat?	Posted on Town website.

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Todd Bankhead	What are the lease terms for these units? Based on your other properties what is the average tenant turnover rate? How are evictions handled? Is there a maximum number of violations that are required for evictions?	Our lease terms are one-year and our eviction procedure for any lease violations is based on the recommendations and guidelines set in place by the Virginia Residential Landlord and Tenant Act (VRLTA). Lease violations may include but are not limited to non-payment of rent, illegal pets, failure to recertify, and disturbance of peaceful living. If we have a tenant who breaks the house rules or lease terms, we will provide a 21/30 day notice and work with the resident to address concerns and may evict if concerns are not addressed. There is not a maximum number of violations required for evictions. Currently, we have a more involved process of support for non-payment of rent violations because of the financial implications of Covid. For reference, our moveout data from 2021 shows that our six family properties in Blacksburg/Christiansburg (317 units) had 52 total moveouts during the year. Only 3 of those moveouts were for evictions (6%), and none of the evictions were at our Blacksburg properties. At least five of them (almost 10%) were because the resident bought a home.
Trevor Rice	If there is not an initial requirement to be employed in Blacksburg that kind of defeats the purpose.	We are not permitted to restrict occupancy to persons working in the Town of Blacksburg.
Unknown (DM to Leslie)	Question about allowing pets	We allow animals for persons with disabilities with appropriate documentation.
Unknown (DM to Leslie)	Will units be accessible for people with disabilities	Eight units will be constructed to be fully accessible, while all the ground floor units will be designed and built to meet Universal Design Standards. The split between 2 and 3 bedroom fully accessible units will be determined based on future market and need studies for both two and three bedroom fully accessible units. All site amenities will be fully accessible.

Legacy On South Main
Community Meeting 1-10-22

William Sanderson	Very concerned about privacy/noise. Can hear cookout and traffic intersection speakers now. Small berm/4ft fence not adequate, tall pines not dense enough for this high occupancy? Solutions?	Trees and landscaping serve as great sound attenuation. We do not foresee a security concern from our development but we understand that homeowners are able to install fences on their land with a fencing permit.
William Sanderson	There needs to be a minimum of 2 ft buffer, snow plows can bury the current sidewalk.	